089.0	0004	0013.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	660,000 /	660,000
					USE VALUE:	660,000 /	660,000
					ASSESSED:	660,000 /	660,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
127		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FORD POLLY & AARON
Owner 2:	
Owner 3:	
Street 1:	127 BRATTLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOERSCH SEBASTIAN/ETAL -
Owner 2:	HOERSCH MAGDALENA HONG ZHOU -
Street 1:	127 BRATTLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,579 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1897, having primarily Clapboard Exterior and 1502 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3579.000	290,800		369,200	660,000
Total Card	0.082	290,800		369,200	660,000
Total Parcel	0.082	290,800		369,200	660,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.56 | /Parcel: 439.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 56717

GIS Ref

GIS Ref

Insp Date 11/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 089.0-0004-0013.A

!7249!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	290,800	0	3,579.	369,200	660,000	660,000	Year End Roll	12/18/2019
2019	101	FV	235,300	0	3,579.	374,400	609,700	609,700	Year End Roll	1/3/2019
2018	101	FV	235,300	0	3,579.	279,500	514,800	514,800	Year End Roll	12/20/2017
2017	101	FV	235,300	0	3,579.	253,100	488,400	488,400	Year End Roll	1/3/2017
2016	101	FV	235,300	0	3,579.	242,600	477,900	477,900	Year End	1/4/2016
2015	101	FV	221,700	0	3,579.	205,700	427,400	427,400	Year End Roll	12/11/2014
2014	101	FV	220,500	0	3,579.	195,100	415,600	415,600	Year End Roll	12/16/2013
2013	101	FV	220,500	0	3,579.	185,600	406,100	406,100		12/13/2012

PRINT

Date	Time
12/10/20	21:54:26

LAST REV

Date	Time
07/17/19	09:17:10

apro

PAT ACCT. 7249

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOERSCH SEBASTI	62205-114		7/9/2013		489,000	No	No		
WHITE SUSAN E	32314-30		1/31/2001		334,000	No	No		
	19294-565		8/1/1988		1	No	No		A

USER DEFINED

Prior Id # 1:	56717
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2018	713	Solar Pa	21,974	C				
4/25/2018	491	Dormers	60,855	C				
8/25/2014	1061	New Wind	1,665		8/25/2014			Install 3 replacem
8/4/1992	355	Manual	3,000					WINDOWS & DOOR

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
1/6/2009	Meas/Inspect	336	PATRIOT
3/26/2001	MLS	MM	Mary M
1/24/2000	Meas/Inspect	163	PATRIOT
8/5/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3579		Sq. Ft.	Site		0	70.	1.47	5									369,158						369,200	

Total AC/HA: 0.08216 | Total SF/SM: 3579 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 369,158 | Spl Credit | Total: 369,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT. BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1897	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	174.614
Other Features:	62828
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	357277
Depreciation:	66454
Depreciated Total:	290824

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1992
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

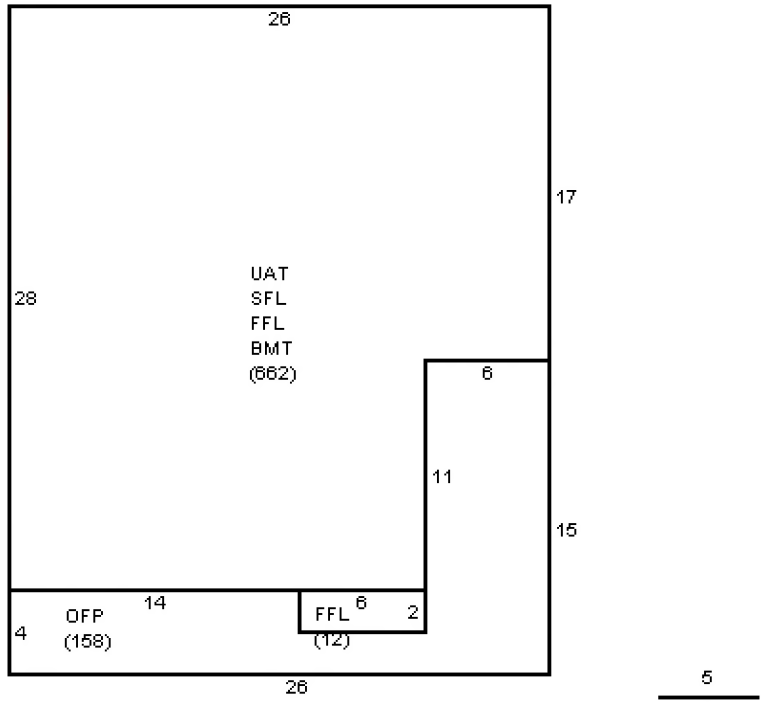
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	174.61
Special Features:	0	Val/Su Net:	125.24
Final Total:	290800	Val/Su SzAd	217.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	674	174.610	117,690
BMT	Basement	662	52.380	34,678
SFL	Second Floor	662	174.610	115,594
UAT	Upper Attic	166	134.450	22,252
OFP	Open Porch	158	26.810	4,236
	Net Sketched Area:	2,322	Total:	294,450
Size Ad	1336	Gross Are	2818	FinArea 1502

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

089.0-0004-0013.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	